



**SHREWSBURY PLANNING BOARD
SHREWSBURY, MASSACHUSETTS**

MINUTES

Regular Meeting: December 5, 2002 - 7:00 P.M.

Location: Selectmen's Hearing Room - Municipal Office Building

Present: Melvin P. Gordon, Chairman
Jonathan B. Wright, Vice-Chairman
Jill R. Myers, Clerk
Kevin F. Capalbo
Stephan M. Rodolakis

Also Present: John D. Perreault, Town Engineer
Eric Denoncourt, Engineer/Planner

Mr. Gordon opened the meeting at 7:00 P.M.

1. Approved Minutes of November 7, 2002

The Planning Board approved the Minutes of November 7, 2002, as submitted, with Mr. Rodolakis abstaining, as he was not at the meeting.

2. Signed bills.

3. Meetings and Hearings

7:00 P.M. Board Member Comments

a) Mr. Gordon said a resident had brought to his attention that Toll Brothers was stockpiling and grinding rocks on site. Mr. Perreault said this is accepted as long as the rocks are from that project, but he would check into it.

**7:05 P.M. Summit Ridge Estates, Definitive Subdivision Plan
Public Hearing (continued from November 7, 2002)
(Decision deadline: January 15, 2003)**

Mr. Gordon read a letter from David Parmenter, the builder at Summit Ridge Estates, asking for the Board to grant a continuance to the January 9, 2003 meeting. The Board voted to grant the continuance and noted that Mr. Parmenter had also signed a letter granting the Board an extension for a decision to March 18, 2003.

**7:20 P.M. 101 North Quinsigamond Avenue, Site Plan Review/Special Permit
Public Hearing (continued from November 7, 2002)
(Decision deadline: January 17, 2003)**

Kevin Quinn – the engineer from Quinn Engineering, and Patrick Maroney – the developer, attended the hearing.

Mr. Quinn said they are proposing a three unit/three floor, multi-family dwelling, with three parking spaces inside and three outside. He said the plan complies with open space requirements. He said they propose to tie into sewer that runs along Lake Quinsigamond.

Mr. Quinn listed some of the remaining issues as follows:

- 1) Building height – they now propose wrap-around retaining wall to bring the building into conformance.
- 2) Regarding the slope of the driveway to North Quinsigamond, they have done some grading revisions to bring it into the 10% slope conformance
- 3) Mr. Quinn proposed a using a swale to keep run-off from the abutting property, which is owned by Mr. Maroney.
- 4) They relocated the snow storage to a grass area on the property.

Mr. Rodolakis said at the last meeting he had asked for an architectural design of the building itself, so they could get an idea of what the building would look like on the property.

Mr. Maroney submitted a preliminary sketch to Mr. Gordon at the end of the night.

Mr. Gordon asked if they could assure the Board that the building height would stay within zoning. They said yes. The Board agreed this height restriction should be written into the decision.

Mr. Gordon officially closed the hearing.

**7:35 P.M. Sage Investors, Inc., Purinton Street, Common Driveway
Public Hearing (continued from November 7, 2002)
(Decision deadline: 90 days from close of hearing)**

Andrew Liston – the engineer from Thompson and Liston Associates, Inc., attended the hearing.

Mr. Liston said they could comply with the issues listed in the Engineering comment letter. Mr. Denoncourt said, regarding soil evaluation, that soil testing could be done at the time of construction, and this could be written into the decision.

Kevin O'Reilly, 57 Purinton Street, expressed concern about the added traffic, both vehicle and pedestrian, especially the children walking to the school bus stop. He said the first bus arrives at 6:30 A.M. and this time of year it is still dark out. He asked if sidewalks could be considered while the work on Purinton Street is still going on.

Mr. Gordon suggested moving the bus stop. Mr. O'Reisly said he has talked to the School Department about this already and they had concern of this stop being at an intersection.

Mr. Gordon officially closed the hearing.

**7:45 P.M. Winston Ridge, Incomplete Punch-list
 Informal Discussion**

Iqbal Ali – the developer, and Attorney Walter Jabs, attended the hearing.

Mr. Denoncourt said, after a conversation with Engineering's field inspector, Mr. Castagna, that most of the work on the punch list has been completed.

Mr. Capalbo asked about the fire hydrant, which was kind of hanging; the grass plots, sidewalks, etc. Mr. Ali said when he took over the project, he had a lot of work to fix and he has worked with Engineering to fix most of them. He said he fixed the sidewalk that needed repair and he has repaved the sidewalks where needed. Attorney Jabs explained some of the problems that have gone on 'behind the scenes.'

Mr. Gordon closed the discussions, with the Board stating that they were more satisfied with the work that has been done out there.

**7:50 P.M. Minna Terrace – Senior Housing, Site Plan Review/Special Permit
 Public Hearing (continued from November 7, 2002)
 (Decision deadline: January 17, 2003)**

Attorney Walter Jabs, Iqbal Ali – the developer, and Andrew Liston – the engineer from Thompson & Liston Associates, Inc., attended the hearing. Mr. Ali granted the extension for decision to February 14, 2003.

The Board expressed continued concern about keeping the tennis courts and expressed thoughts that having a community center might better use this area. Mr. Ali said he is open to discussing this.

Mt. Liston explained and addressed some of the issues of the Board and Engineering, as listed in their letter dated December 3, 2002, addressed to the Planning Board. He said they need to further discuss the groundwater issues. He said regarding phasing, their proposal is different than what Mr. Denoncourt was proposing. Mr. Perreault thinks there should be phasing. Mr. Denoncourt expressed concern about the amount of information on "PPP" sheets, and if the contractors would actually read and follow them.

Mr. Capalbo asked about the sight distance, and Mr. Ali said he should be meeting with the abutter, Mr. Troio, soon to address this.

Mr. Gordon said he still would like a few basic units considered.

Dean Clark, 390 Walnut Street, listed the following concerns:

- 1) Asked the Board to consider waiving the phasing plan, so they would go in and get it done; but would ask that a heavy constraint be put on erosion control during the construction;
- 2) Asked for lower light poles;
- 3) Expressed concern for having sidewalks and cutting down the trees; he did not want trees cut down.

Paula Fraser, 401 Walnut Street, expressed concern for sidewalks going down the access road.

Jeff Fraser, 401 Walnut Street, expressed concern for the access road and having lights on the access road.

Mr. Gordon continued the hearing to January 9, 2003, at 7:20 P.M.

**8:05 P.M. The India Society of Worcester, Site Plan Approval
Public Hearing (continued from November 7, 2002)
(Decision deadline: January 17, 2003)**

Michael Loin – the engineer from Bertin Engineering, and Pradeep Sharma – President of the India Society of Worcester, attended the hearing.

Mr. Loin said he looked at the traffic report from Mulberry, and with that information, he did a traffic report. Mr. Gordon pointed out that the new high school was not built at the time that study was done, but also noted that the high school does not operate on Sunday.

Mr. Loin said Mass. Highway felt there was enough site distance at the exit. He said they will also put a sign up that reads, “Private Drive – no turn-around,” in the entrance.

Mr. Gordon asked if a brighter light could be put up at the intersection. Mr. Loin said if the Board puts it a condition in their decision, he could request it. Mr. Loin reviewed the photometric plan. He said they could put a timer on the lights.

Mr. Gordon officially closed the hearing.

The Board voted, with Mr. Rodolakis abstaining, as he was not at the first hearing, to approve the Site Plan for The India Society of Worcester, subject to a decision to be written.

**8:20 P.M. Revision to Rules and Regulations Governing the Subdivision of Land
Public Hearing**

Mr. Denoncourt reviewed the proposed changes, as listed in the attached document.

Mr. Gordon closed the hearing.

The Board unanimously voted to approved the revisions to the Rules and Regulations Governing the Subdivision of Land, as written in the attached document.

4. New Business

a. Discussed Public Hearings for Proposed Zoning Changes at February or March Special Town Meeting

Mr. Gordon said the Board is involved in some zone change, housekeeping, and open space requirements issues for the next Special Town Meeting which is tentatively scheduled for February, 2003. He said the Board will hold a public hearing for these proposed items at their regularly scheduled meeting (January 9, 2003), and if need be will either hold a special Planning Board meeting in January, or continue the hearing to the regularly scheduled meeting in February, 2003.

5. Old Business

a. Revision to 2003 Planning Board Meeting Dates

Mr. Gordon said he and Mr. Perreault will be attending the Finance Committee meeting on April 3, 2003. He asked the Board's approval in changing the Planning Board's meeting to April 10, 2003. The Board voted to approve the date change.

b. Bond Reduction for Jamestown Heights

The Board voted to approve the bond reduction for Jamestown Heights Subdivision.

c. Revised Bond Release Letter for Turning Leaf Circle

The Board voted to accept the revised bond release letter, as written by Hudson Savings Bank, for Turning Leaf Circle.

d. Bond Reduction for High Meadow Estates

The Board voted to approve and sign the bond reduction for High Meadow Estates, to be held in Engineering until Engineering and/or Mr. Gordon do a site review to determine if there is enough money being held to correct some remaining issues.

6. Correspondence

The meeting adjourned at 10:00 P.M.

Respectfully Submitted,

Annette W. Rebovich